



**Hidalgo County
Planning
Department**

T.J. Arredondo
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation


1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

MEMORANDUM

**To: JUDGE RICHARD F. CORTEZ
COUNTY COMMISSIONER'S COURT**

From: T.J. ARREDONDO, CFM, DIRECTOR OF PLANNING 

Date: MAY 18, 2023

Re: THE DISTRICT NORTH WESLACO SUBDIVISION LOTS 34 & 42 – PCT. 1

ON JANUARY 25, 2022 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF EIGHTY EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$88,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FIFTY NINE (59) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00) WHICH REFLECTS THE INSTALLATION OF TWO (2) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT TWO (2) SEPTIC TANKS HAVE BEEN INSTALLED, INSPECTED AND CAN BE EXPECTED TO FUNCTION SATISFACTORILY.

STAFF HAS NO OBJECTION TO THE APPROVAL FOR REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT FOR OSSF'S	\$88,500.00
PREVIOUS REIMBURSEMENTS:	\$ 9,000.00
REQUEST FOR 4 TH OSSF REIMBURSEMENT:	\$ 3,000.00
BALANCE FOR OSSF'S AFTER APPROVAL:	\$ 76,500.00

***** END OF MEMORANDUM *****



Hidalgo County Planning Department

T.J. Arredondo
Director of Planning

Main Office

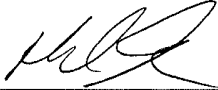

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<p>Acct. # - 1100-211-00-000-018-0-000 OSSF Price: \$1500.00 Quantity: 59</p>	<p align="center">Hidalgo County Planning Department</p> <table><tr><td>Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844</td><td>Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850</td><td>Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049</td></tr></table>	Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049	<p>11/18/2021 2:31:37 PM</p>
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<p>Total Amount: \$88500.00 Method of Payment: Check Check/M.O.#: 1087 Payment: \$88500.00 Change Due: \$0.00</p>	<p>DREAMLAND ESTATES, LLC.</p> <p>Received of</p> <p>THE DISTRICT NORTH WESLACO SUBDIVISION</p> <p>Subdivision</p> <p>flor.sesin</p> <p>Prepared by</p>  <p>Received by</p> <p align="center"></p> <p align="right">Main Office Receipt No. 021082</p>				



**HIDALGO COUNTY
HEALTH & HUMAN SERVICES**

Ivan Melendez, MD, MBA
Health Authority/Chief Physician

Eduardo Olivarez
Chief Administrative Officer

Environmental Health Division

—MEMORANDUM—

May 4, 2023

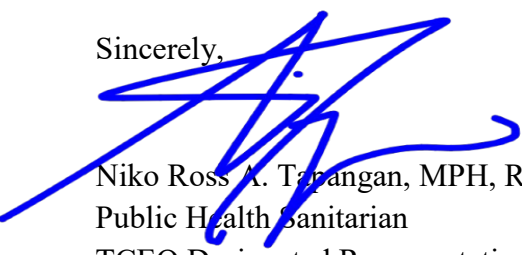
Hidalgo County Planning Department
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Edinburg, TX 78539

**OSSF UPDATE
THE DISTRICT-NORTH WESLACO SUBDIVISION
LOTS 34 & 42**

To whom it may concern,

Our records indicate that two (2) OSSF Systems have been installed, inspected, and approved at The District-North Weslaco Subdivision (Lots 34 & 42). The OSSF Systems can be expected to function at a satisfactory level.

Sincerely,


Niko Ross A. Tapangan, MPH, RS
Public Health Sanitarian
TCEQ Designated Representative (#OS0035768)



County of Hidalgo

1304 S. 25th Ave. - Edinburg, TX 78539

Phone: (956) 383-0111 • Fax: (956) 383-7351

On-Site Sewerage Inspection Report

Owner: HARIBERTO CASTRO Permit #: 54727
 Address: District NORTH WEST/DCO Phone #: _____
 Location: mile 11 7 5 1/2 W. LOT 34 No. Bedrooms: 3
 Tank Type: CONCRETE

Inside diameter: 5'
 Inside length of sides: 5'
 Liquids depth or distance from tank bottom to outlet bottom: 48"
 Airspace (approximately): 3"
 Approximate gallon cap.: 2500-1000 GALLONS

Drain Field: Trench Bed: _____ Evapotranspiration: _____

Distance from private well: N/A
 Distance from foundation: To tank: 10' To drainfield: 20'
 Distance from property line: To tank: 15' To drainfield: 20'
 Depth of Trench: 36" Width of trench: 24"
 Backfill material: Ib: _____ II: ~~_____~~ III:

Dimensions: 300' X 4 = 1200 Sq. Ft.

Gravel: Natural: Crushed: N/A Washed: N/A
 Amount: N/A yards, or Tons (per installation)

Pipe: Type: SD-8" Brand (if known): GRAVELLERS Number of feet: 300'

General conditions and Workmanship:

- Solid Lines from house schedule 40 and have cleanout YES NO
- T's installed in tank at least 25% of liquid level YES NO
- Trench or bed bottom essentially level YES NO
- Gravel generally consistent 12" depth throughout field YES NO
- Perforated pipe generally level throughout field YES NO
- Porous media uniform (.72-2.0 inches) YES NO
- Inlet and outlet flow clearly marked YES NO
- Port holes 12" in diameter YES NO
- Are end caps provided if drainfield not looped YES NO
- Septic tank sturdy/water-tight YES NO
- Geo-textile fabric used for the permeable soil barrier YES NO
- Manufacturer's name address & tank capacity clearly visible YES NO

Installer: Valentin Torres License No.: 8943

Remarks: Approved

Inspector: [Signature] Date: 04/13/2023

D.R. Lic. # 20831

OSSF – Form G: Inspection Report



Permit#: 54412

Owner: EGON CONSTRUCTION, LLC

Location: 26.210886, -98.001456, WESLACO, TX 78599

Legal Description: THE DISTRICT NORTH WESLACO

Lot#: 42 Block#: _____ Section/F. Tract#: _____

Tank Type: _____ CONCRETE

Inside Diameter: _____ 5'

Inside Length of Sides: _____ 5'

Liq. Depths or Dist. From Tank Bottom to Outlet Bottom: _____ 48"

Airspace (approx.): _____ 3"

Gallon Cap. (approx.): _____ 2 x 500gal. = 1,000gal.

- Commercial
 - Type: _____
- Residential
 - # Bedrooms: 3
 - Sq. Ft., (est.) < 2,500
- Other: _____
- Vacant Lot

Drain Field: Trench: Bed: _____ Evapotranspiration: _____

Distance from **Private/Public Well**: To Tank: N/A To Drainfield: N/A

Distance from Foundation: To Tank: 11' To Drainfield: 18'

Distance from Property Line: To Tank: 7' To Drainfield: 7'

Trench Depth: 30" Trench Width: 24"

Backfill Material: Ib: _____ II: _____ III:

Pipe: Brand (if known): SB2-8" Type: STD. GRAVELLESS No. of Feet: 300'

Gravel Drainfield (if applicable): Natural: N/A Crushed: N/A Washed: N/A

Amount: N/A Yards or Tons

Gravel Generally Consistent 12" depth throughout field N/A Yes No

Porous Media Uniform (0.72-2.0 inches) N/A Yes No

General Conditions and Workmanship:

Solid Lines from House Schedule 40 with Cleanout Yes No

T's Installed at least 25% of Liquid Level Yes No

Inlet and Outlet Flow Clearly Marked Yes No

Manufacturer's Name, Address, & Tank Capacity Visible Yes No

Port Holes 12" in Diameter Yes No

Septic Tank Sturdy & Water-Tight Yes No

Trench or Bed Bottom Essentially Level Yes No

Perforated Pipe Generally Level throughout Field Yes No

End Caps provided on Drainfield (if not looped) Yes No

Geo-Textile Fabric used for Permeable Soil Barrier Yes No

Installer: ISAAC MATA License#: 4378

Remarks: _____

300' x 4' = 1200 SQ. FT INSTALLED.

INSPECTION PASSED. OK TO ISSUE PENDING UTILITIES.

Inspector: D. GARZA License#: OS 0037161

Date of Inspection: 10/26/2022